



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, December 20, 2021 Meeting

Presented for approval: January 18, 2022

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Monday December 20, 2021 at Westfield City Hall.

Active Links for this Meeting:

[December 20, 2021 BZA Agenda & Exhibits](#)

[December 20, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:34

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Ginny Kelleher and Cindy Spoljaric.
Kelleher joined the meeting at 7:04 p.m.

Commissioners Absent: None

City Staff Present in Person: Kevin Todd, Director.

City Staff Present Virtually: Pam Howard, Senior Planner and Rachel Riemenschneider, Associate Planner.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- December 6, 2021 APC Minutes.

Motion: McCarty motioned to approve the December 6, 2021 APC minutes as presented.
Maue seconded. Motion passed. Vote 8-0.

UPDATE TO THE 2022 APC SCHEDULE OF MEETINGS

- Move June 20, 2022 APC Meeting to June 21, 2022 due to the Juneteenth Federal Holiday.

Motion: Schmitz motioned to approve the updated 2022 APC Meeting schedule.
Maue Burkman. Motion passed. Vote 9-0. Kelleher joined the meeting at 7:04 p.m.

REVIEW OF RULES AND PROCEDURES

Riemenschneider reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

Agendas for all City meetings are updated and available at our website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

ITEMS OF BUSINESS

2108-PUD-22

Urban Apples PUD

18326 Spring Mill Road

YouTube Time: 6:51

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Staff Presentation/Petitioner presentation/Commission Comments/Petitioner Responses.

Motion: Maue motioned to forward 2108-PUD-22 to the City Council with a favorable recommendation. McCarty seconded. Motion passed. Vote 7-2. (Horkay and Johns)

2112-ODP-27

Casey Corner

2112-SPP-26

East of Ditch Road, West of Casey Road

YouTube Time: 59:55

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval, and associated Subdivision Waiver requests, for 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Staff Presentation/Petitioner presentation/Commission Comments/Petitioner Responses.

Two waivers need approval prior to final approval.

Waiver Request (Cul-de-sac)

Casey Corner

East of Ditch Road, West of Casey Road

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval, and associated Subdivision Waiver requests, for 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Motion: McCarty motioned to approve the Waiver Request (Cul-de-sac).

Maue seconded. Motion passed. Vote 9-0.

Waiver Request (Amenities)

Casey Corner

East of Ditch Road, West of Casey Road

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval, and associated Subdivision Waiver requests, for 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Motion: McCarty motioned to approve the Waiver Request (Amenities).

Johns seconded. Motion passed. Vote 9-0.

Motion: Schmitz motioned to approve 2112-ODP-27 & 2112-SPP-26, Casey Corner.

Deck seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

2112-SPV-01

[PUBLIC HEARING]

YouTube Time: 1:10:26

Style-Rite Meadows Plat Vacation

Southeast corner of 203rd Street and Tomlinson Road

Chatham Hills, LLP requests to vacate Lots 5 through 27 inclusive and 29 through 31 inclusive of the Style-Rite Meadows Subdivision.

(Planner: Pam Howard - phoward@westfield.in.gov)

Staff Presentation/Petitioner presentation/Commission Comments/Petitioner Responses.

Public Hearing for 2112-SPV-02 opened at 8:12 p.m.

- One comment forwarded. One public comment at meeting.

Public Hearing for 2112-SPV-02 closed at 8:14 p.m.

Motion: Maue motioned to approve the Plat Vacation.

Kelleher seconded. Motion passed. Vote 9-0.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 &

2108-SPP-18

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

2108-PUD-21

[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-26

[CONTINUED]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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2111-PUD-27
[CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2111-PUD-28
[CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2112-ODP-26
[CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2112-PUD-29
[CONTINUED]

Springwater PUD

East of South Union Street and 1/4 mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 17:53

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Burkman seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 8:28 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary